RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

G#26434-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070681 DEEDWARR
Recvd: 09/22/14 10:51 2 pgs
Fees:13.00 Taxes:1032.30
20140922-0086641

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$279,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KIMBERLY D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Roger N. Simmons and Donna E. Simmons	SAME	**098130C04900CO**
1404 Johns Meadows Cove		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Melissa Eads, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger N. Simmons and Donna E. Simmons, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of The Meadows of Seven Points, Section Two, a Planned Unit Development, of record as Instrument No. 20010726-0079443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melissa Eads, unmarried, by Warranty Deed dated June 30, 2005, from Brian Webb and wife, Kitty Webb, of record in Instrument No. 20050706-0077620, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as Instrument No. 20010726-0079443, Register's Office for Davidson County, Tennessee;

2) Charter of Meadows of Seven Points Homeowners' Association, Inc., of record in Instrument No. 200003220028986, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Meadows of Seven Points, of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto as Exhibit "C";

4) Storm Water Detention Agreement of record in Instrument No. 20010626-0067703, said Register's Office;

5) Conveyance of Open Space to the Meadows of Seven Points Homeowners Association, Inc., of record in Instrument No. 20090107-0001612, said Register's Office; and,

6) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1404 Johns Meadows Cove, Hermitage, TN 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **19th** day of **September, 2014.**

Melissa Eads

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melissa Eads,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **September, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY